

Brentwood Planning Board Meeting Minutes 06/02/22

Present:

Kristin Aldred Cheek – Chairperson

Bruce Stevens – Vice Chair

Paul Kleinman

Jon Morgan

Stefanie Kizza

Doug Finan

Ned Matson

Alternates: Brian West, Mark Kennedy, Kate Locke-Parks

Town Planner: Glenn Greenwood

Meeting held at Brentwood Recreation Center

Open Public Hearing

Aldred Cheek opened hearing.

Continued Site Plan Review Application. Applicant Joseph Falzone, Owner River Run Development LLC. 41A Mill Road, tax map 217.048.000. Proposal for an age-restricted development. Jurisdiction was invoked 4/7/2022.

- Stephens made a motion to appoint alternate Kennedy as a voting member of the board for this hearing, as Matson recused. Finan seconded. All in favor. Motion carried.
- The planning board received a photograph of the headstone and letter from former property owner, Gordon Wilson, explaining that they placed the headstone there.
- Glenn Greenwood went on site, remnants of a marble headstone, mostly unreadable.
- Email from Amy Manzelli, Esq. representing abutters, does not believe letter from previous owner covers type of investigation abutters were hoping for concerning the headstone but will reserve further comment until able to access documents.
- Board discussion regarding archeologic report, Scott Cole of Beals Associates will provide another copy of this report.
- Bob Stevens, 12 Northrup Rd, Conservation Commission, suggests asking Superintendent of Cemeteries, Joyce Keegal, to assist in researching headstone.
- Kristen Aldred Cheek asks that the developers archeologist reinvestigate and reconfirm.
- The board reviewed waivers regarding cul de sac length and radius, proposed road length is 150' and proposed bulb radius is 63', (regulation 250' and 100' respectively).
- Bob Stevens, Conservation Commission, asks the board to delay decision until after the next CC meeting, 6/15/22, would like to see two sets of plans, one with no waivers, and one with, both will full calculations, including impervious surface, also asks that the developer come to next CC meeting.

- Board discussion regarding necessity of 250' road length, not a safety issue, similar to Three Ponds design.
- Danna Truslow presents hydrogeologic study (on file).
- Danna notes concern for salt use, fertilizer use and water conservation for irrigation, there will be no phosphorus used and only slow released nitrogen, would like clarification if this is accurate for initial hydroseeding as well or how that will be managed.
- Danna suggests when septic/leach field information is reviewed that the spring high be reevaluated as this year's measurements were about 1' below normal.
- No salt area may be difficult to maintain, suggests looking into Green Snow program through the University of New Hampshire. These services will be contracted out by the HOA.
- Standard nitrogen levels are 10mg/L, Danna is asking they maintain a level of 5mg/L.
- Board discussion regarding septic size and limiting house size to 2 occupants 55 and older, and owner occupancy. Finan would like annual review of census for this development. Board asks that the plan reflect owner occupancy.
- Letty Bedard, 198 Middle Rd., questions if a census is requested from all of the 55+ developments in town. Response: Town does not regularly require copies. Also asks what results if someone under 55 inherits the property. Response: Plans state 80% fifty-five and over.
- Glenn Greenwood notes the wildlife study is not yet completed.
- Bruce Stevens motions to continue 7/7/22 at 7:00pm at the Town Hall, Finan seconds, all in favor.

CA Extension Request for a conditional approval extension for 21 Boylston St., Tax map 217.025

- Bruce Stevens motions to grant extension until 12/15/22, Finan seconds, all in favor.

CA Withdrawal: SKAFF is withdrawing application for 48 Industrial Dr Tax map 205, Lot 2, CA expires 6/17/2022

- Doug Finan motions to replace alternate Mark Kennedy with Ned Matson, Stevens seconds, all in favor.

Other Business

- Board considered minutes from 5/19/22, Stevens motions to approve, Kizza seconded, all agree.
- Board discusses 10 year transportation plan, due 7/15/22. Kristen will email David Knapp and request he attend meeting.
- Board member Jon Morgan discussed report from UNH graduate students provided to economic development committee. The Rec Department is discussing bringing PlanNH to Brentwood for a Community Design Charrette Program. PlanNH would expect significant community involvement (~50 people over two days). Kristin motioned to express support for bringing PlanNH to Brentwood and pledge to assist in recruiting participants. Ned Matson seconds, all in favor.

Respectfully Submitted,

Jillian Benedix
Administrative Assistant